MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

August 19, 2002

RESPONSIBLE STAFF: Patricia Patula, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Joint Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	NA
Advertised	7-31-02
	8-7-02
Hearing Date	8-19-02
Record Held Open	0.15 02
Policy Discussion	

TITLE: T-354

Joint Public Hearing on T-354, on Accessory Structures and Uses

SUPPORTING BACKGROUND:

This text amendment seeks to coordinate language throughout the various zones in the City Code with Section 24-163, which deals with accessory structures and uses. The attached draft ordinance has been reviewed by the City Attorney.

New points to Section 24-163 clarify the setbacks and heights of accessory structures as well as percentages of foot print relationships between the accessory and primary structures.

Additional language was developed to assist with the placement of new garages in the older areas of the City. These neighborhoods were built before 1958 when the City Code was changed to require that accessory buildings not be less that 2 feet from lot lines.

Staff will present a brief power point presentation to demonstrate the contents of Section 24-163.

Attached is the index of memoranda and exhibits.

DESIRED OUTCOME:

Hold public hearing; Planning Commission to hold record open ten days; Recommendation Sep 4; Mayor and Council to hold record open 15 days; policy discussion Sep 17.

Joint Public Hearing August 19, 2002 Mayor and Council Planning Commission

INDEX OF MEMORANDA T-354 Text Amendment for Accessory Structures

August 19, 2002

Number	Exhibit
1	Application
2	Draft Text Amendment
3	Request to place Notice of Public Hearing in the Gazette issues of July 31 and August 7, 2002
4	Notice of Public Hearing sent to required parties August 2, 2002
5.	Excerpt from 1958 City Code re accessory structures
6.	Letter from Linus Klitsch, June 25, 2002
7.	Power Point Presentation



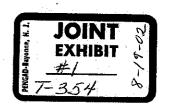
City of Gaithersburg • 31 South Summit Avenue • Gaithersburg, Maryland 20877 • Telephone: (301) 258-6330 • Fax: (301) 258-6336

TEXT AMENDMENT TO THE ZONING ORDINANCE

In accordance with Article VIII, Section 24-194, 195, 197, and 198 of the City Code

Application Nu	mber <u>F 3<i>5</i></u> 4
Filing Date —	7-22-02
P.C. Hearing	8-19-02
M&C Hearing	8-19-02
Decision	
Decision Date -	

Application is hereby made to the	·	•
•	☐ City Planning Commission, or	
•	Mayor and City Council	
for a change in the text of the Zoni	ng Ordinance of the City of Gaithersbu	ırg, Maryland.
This change involves Articleto be amended per the attached or	, Section	
See	attached draft or	dinance.
Applicant/Staff Person Patra	ina Patula	Date Quely 22 2002
Address 3/ South of	Summir avenue,	Saithersburg Tha



ORDIN	ANCE	NO.		
ORDIN	ANUE	NO.		

AN ORDINANCE TO AMEND CHAPTER 24 OF THE CITY CODE (CITY ZONING ORDINANCE), ARTICLE I, ENTITLED "IN GENERAL," SECTION 24-1 ENTITLED, "DEFINITIONS," ARTICLE III ENTITLED "REGULATIONS APPLICABLE TO PARTICULAR ZONES," SECTIONS 24-22, 24-24, 24-28, 24-30, 24-43, 24-56, 24-66, 24-75, 24-102, 24-111, 24-117, 24-123, 24-136, 24-151, 24-160A, AND 24-160E.2, SO AS TO REDEFINE ACCESSORY STRUCTURES AND USES, ELIMINATE CERTAIN DEFINITIONS AND DEFINE CERTAIN TERMS, AS WELL AS REVISE TERMINOLOGY AND REGULATIONS OF ACCESSORY USES AND STRUCTURES IN THE R-6, R-B, C-B, R-A, R-90, R-90 CLUSTER, RP-T, R-20, R-18, R-H, C-P, C-1, C-2, C-3, I-1, E-1, E-2 AND H-M ZONES, AND FURTHER TO AMEND ARTICLE IV ENTITLED, "SUPPLEMENTARY ZONE REGULATIONS," SECTION 24-163 SO AS TO AMEND STANDARDS AND REQUIREMENTS AS TO ACCESSORY STRUCTURES AND GARAGES GENERALLY.

Text Amendment T-354

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg, Maryland, in public meeting assembled, that Chapter 24 of the City Code (City Zoning Ordinance), Article I, Section 24-1, Article III, Sections 24-22, 24-24, 24-28, 24-30, 24-43, 24-56, 24-66, 24-75, 24-102, 24-111, 24-117, 24-123, 24-136, 24-151, 24-106A, 24-160E.2 and Article IV, Section 24-163, are hereby amended to read as follows:

ARTICLE I. IN GENERAL

Sec. 24-1. Definitions.

Accessory structure. A structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal structure, and is not attached by any part of a common wall or common roof to the main building.

Accessory use [or structure]. A use [or structure] on the same lot with, and of a nature customarily incidental and subordinate to, the principal use [or structure] of the main building or lot.

Automobile garage, private. An accessory building or portion of a main building designed, arranged or used for the housing of private motor vehicles, only one of which may be a commercial vehicle. No more than fifty (50) percent of the space in such a garage shall be used for housing vehicles other than those owned by occupants of the premises[; except, that all of the space in a garage of one or

JOINT 80-61-8

EXHIBIT 61-61-7

#2

T-354

two-car capacity may be rented]. If the garage is calculated as part of required parking, it must provide unobstructed space for the vehicles.

[Automobile garage, public. A building or portion thereof, other than an automobile salesroom, held out or used for housing of six (6) or more vehicles where service or repair facilities, if any, are incidental to the principal use for storage. Such garage shall not be considered an accessory use, nor shall it be used for the storage of dismantled or wrecked motor vehicles, parts hereof or junk.]

[Building, accessory. A building subordinate to and located on the same lot as the main building, the use of which is clearly incidental to that of the main building or to the use of the land, and which is not attached by any part of a common wall or common roof to the main building.]

Footprint. A designated area covered by the foundation wall of a structure or area of the base on which a structure stands or is supported.

[Use, accessory. A use of a building, lot or portion thereof, which is customarily incidental and subordinate to the principal use of the main building or lot.]

ARTICLE III. REGULATIONS APPLICABLE TO PARTICULAR ZONES DIVISION 1A. GENERALLY

Sec. 24-22. Permitted and special exception uses.

(b) [Residential zones.] <u>R-6 Zone</u>.

Use

Accessory [buildings] structures and uses 1

Zone R-6

- ¹ Subject to the provisions of Article IV, section 24-163 and section 24-24 (5) of this chapter.
- (c) Buffer zones

Use Zone RB Zone CB

Accessory [buildings] structures and uses P 1 P 1

Accessory structures in these zones are subject to the provisions of Article IV, section 24-24(5) and section 24-163, [Notwithstanding the requirements in section 24-163, accessory buildings in this zone shall be located in a rear yard (except garages and carports); shall not be located within three (3) feet of any side or rear lot line;] and shall not exceed twenty (20) percent of the maximum allowable building coverage.

DIVISION 1. RA ZONE, LOW DENSITY RESIDENTIAL

Sec. 24-24. Uses permitted by right.

The following uses are permitted by right:

- [(5) Accessory uses and structures, including, but not limited to, home based businesses authorized pursuant to Article X, Chapter 24 of this Code, and private swimming pools.]
- (5) Accessory uses and structures, except landscape nurseries, including, but not limited to:
 - (a) The renting of rooms to not more than two (2) persons by the occupant of a dwelling.
 - (b) Private swimming pools.
 - (c) Accessory structures must conform to requirements of Section 24-163 of this Code.
- (8) Home based businesses authorized pursuant to Article X, Chapter 24 of this Code.

DIVISION 2. R-90 ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-28. Uses permitted by right.

The following uses are permitted by right in the R-90 Zone.

- (5) Accessory <u>structures</u> and uses [and structures], except nurseries, including, but not limited to:
 - (a) Home based businesses authorized pursuant to Article X, Chapter 24 of this Code.
 - (b) The renting of rooms to not more than two (2) persons by the occupant of a dwelling[, and the provision of table board for such persons].
 - (c) Greenhouses, provided, that no products are sold.
 - [(d) Accessory structures containing less than one hundred twenty (120) square feet of floor area and limited to one story in height shall be exempt from the rear and side yard setback requirements; provided, that any such structure is located within the rear yard and no closer than three (3) feet from any lot line.]
 - (d) Accessory structures must conform to requirements in Section 24-163 of this Code.

Sec. 24-30. Cluster development.

The following shall apply to cluster developments in the R-90 Zone:

- (4) Permitted uses. The following uses shall be permitted in a cluster development:
 - (c) Accessory [buildings] <u>structures</u> and uses [.], <u>except nurseries</u>, <u>including but not limited to:</u>
 - (1) Home based businesses authorized pursuant to Article X, Chapter 24 of this Code.

- (2) The renting of rooms to not more than two (2) persons by the occupant of a dwelling.
- (3) Accessory structures must conform to requirements in Section 24-163 of this Code.

DIVISION 4. RP-T ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-43. Permitted uses.

The following uses shall be permitted:

(8) Accessory uses, including home based businesses authorized pursuant to Article X, Chapter 24 of this Code, and accessory structures. Accessory structures shall be located in the rear yard only and, if accessory to a townhouse form of development, shall occupy no greater than forty-eight (48) square feet of rear yard area. Accessory structures erected in other forms of development must adhere to the requirements of section 24-163 of this Code.

DIVISION 5. R-20 ZONE, MEDIUM DENSITY RESIDENTIAL

Sec. 24-56. Uses permitted by right.

The following uses are permitted by right in the R-20 Zone:

- (5) Accessory uses and structures including but not limited to:
 - (a) Accessory uses and structures permitted in the R-90 Zone.

 Accessory structures shall be located in the rear yard only and, if accessory to a townhouse form of development, shall occupy no greater than forty-eight (48) square feet of rear yard area. Accessory structures erected in other forms of development must adhere to the requirements of section 24-163 of this Code.

- [(b) Business office for the administration of multiple-family dwellings containing more than twenty-four (24) dwelling units.]
- (b) Swimming pools for the exclusive use of the residents of the dwelling or dwellings located on the same parcel or lot.
- (c) (c) Home based businesses authorized pursuant to Article X, Chapter 24 of this Code.
- (10) Business office, accessory to the main use, for the administration of multiple-family dwellings.

DIVISION 6. R-18 ZONE, MEDIUM DENSITY PLANNED RESIDENTIAL

Sec. 24-66. Permitted uses.

The following uses shall be permitted in the R-18 Zone:

(9) Accessory uses and structures shall be located in the rear yard only and, if accessory to a townhouse form of development, shall occupy no greater than forty-eight (48) square feet of rear yard area. Accessory structures erected in other forms of development must adhere to the requirements of section 24-163 of [the zoning ordinance] this Code.

DIVISION 7. R-H ZONE, HIGH DENSITY RESIDENTIAL

Sec. 24-75. Permitted uses.

The following uses shall be permitted in the R-H Zone:

(8) Accessory uses and structures shall be located in the rear yard only and, if accessory to a townhouse form of development, shall occupy no greater than forty-eight (48) square feet of rear yard area. Accessory structures erected in other forms of development must adhere to the requirements of section 24-163 of [the zoning ordinance] this Code.

DIVISION 10. C-P ZONE, COMMERCIAL OFFICE PARK

Sec.24-102, Uses,

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the C-P Zone, except for one or more of the following uses:

A. Uses permitted by right.

(2) Accessory <u>uses and</u> structures and uses <u>in compliance with</u> section 24-163 of this Code.

DIVISION 11. C-1 ZONE, LOCAL COMMERCIAL

Sec. 24-111. Uses permitted by right.

The following uses are permitted by right in the C-1 Zone:

(7) Accessory uses and structures in compliance with section 24-163 of this Code.

DIVISION 12. C-2 ZONE, GENERAL COMMERCIAL

Sec. 24-117. Uses permitted by right.

The following uses are permitted by right in the C-2 Zone:

(14) Accessory <u>uses and</u> structures [and uses, including but not limited to on-site signs permitted in C-1 Zone; except, that signs shall not exceed in the aggregate fifteen (15) square feet of area for each ten (10) linear feet of street frontage] in compliance with section 24-163 of this Code.

DIVISION 13. C-3 ZONE, HIGHWAY COMMERCIAL

Sec. 24-123. Permitted uses.

The following uses are permitted in the C-3 Zone:

(5) Accessory uses and structures in compliance with section 24-163 of this Code.

DIVISION 14. I-1 ZONE, LIGHT INDUSTRIAL

Sec. 24-136. Uses permitted by right.

The following uses are permitted by right in the I-1 Zone:

H. Other Uses

- (1) Accessory uses and structures, in compliance with section 24-163 of this Code, including, but not limited to:
 - (a) Retail sales of products manufactured on the premises.
 - (b) Living quarters for owners, caretakers or watchmen and their families.

DIVISION 17. E-1 ZONE, URBAN EMPLOYMENT

Sec. 24-151. Permitted uses.

The following uses are permitted in the E-1 Zone:

(18) Accessory uses and structures in compliance with section 24-163 of this Code.

DIVISION 18. E-2 ZONE, MODERATE INTENSITY INDUSTRIAL PARK

Sec. 24-160A. Permitted uses.

Accessory <u>uses and structures</u> [buildings and uses.] <u>in compliance with section 24-163 of this Code.</u>

DIVISION 20. H-M ZONE, HOTEL-MOTEL

Sec. 24-160E.2. Uses allowed.

(a) The following uses are permitted uses in [this zone] the H-M Zone:

Accessory <u>uses and structures</u> [buildings and uses.] <u>in compliance with section 24-163 of this Code.</u>

ARTICLE IV. SUPPLEMENTARY ZONE REGULATIONS

Sec. 24-163. Accessory [buildings and] structures and garages.

(a) Accessory structures. Any accessory [building or] structure, as defined in section 24-1, with the exception of a garage, shall be located only in the rear yard. [and the] The total ground area of all accessory [buildings and] structures shall occupy no more than twenty-five (25) percent of the rear yard. Accessory

structures less than 120 square feet of floor area shall not be less than three (3) feet from any lot line unless allowed by a specific zone. Accessory [buildings and] structures greater than 120 square feet of floor area shall not be less than ten (10) feet from any side or rear lot line [;]. [provided however, that] In cases where an accessory [building,] structure, enclosure, coop or run or any part thereof is used for the housing, shelter or sale of animals or fowl, said structure shall be at least twenty-five (25) feet from any [interior] side or rear lot line and at least seventy-five (75) feet from any existing dwelling on an adjoining lot. The footprint of an accessory structure must not be larger than fifty (50) percent of the footprint of the primary structure, except garages as noted in Section 24-163(b), nor can the height exceed one and one-half stories, unless approved by the Planning Commission. [Garages may be located in any front, side or rear yard area, but may only be located in a setback restriction area when they are part of a comprehensive design theme for a subdivision and are shown on an approved site development plan.]

(b) Garages, as accessory structures.

- (1) Garages, in this instance, are those that are detached structures or attached to the main house only by a breezeway.
- (2) Garages shall not be less than ten (10) feet from any side or rear lot line.
- (3) Garages may also be located in any front or side yard area, and/or in a setback restriction area when they are part of a comprehensive design theme for a subdivision and are shown on an approved site development plan.

The footprint of the garage must not be larger than the footprint of the primary structure, nor must the height exceed one and one-half stories. In lots created prior to October 14, 1958, garages may be located not less than two (2) feet from the property line if this is consistent with the design of the neighborhood.

of	ADOPTED by the City Council of Gaithersburg, Maryland, this day, 2002.
	SIDNEY A. KATZ, Mayor and President of the City Council
	and the second s
of the	DELIVERED to the Mayor of the City of Gaithersburg, Maryland this day of, 2002. APPROVED/VETOED by the Mayor City of Gaithersburg, Maryland this day of,
2002.	
	SIDNEY KATZ, Mayor
was a in pub	IS TO CERTIFY that the foregoing Ordinance adopted by the City Council of Gaithersburg, plic meeting assembled, on the day of, 2002 and the same was
APPR of Gai	ROVED/VETOED by the Mayor of the City ithersburg On the day of,
	This Ordinance will become effective on the day of, 2002.
DAVII	D.B. HUMPTON, City Manager



July 30, 2002

Bonnie Geiger, Law Section The Gaithersburg Gazette P.O. Caller 6006 Gaithersburg, Maryland 20884

Dear Bonnie:

Please publish the following legal advertisement in the July 31 and August 7, 2002, issues of the Gaithersburg Gazette.

Sincerely,

Patricia Patula, Planner

Planning and Code Administration

Patricia Planner

ASSIGN CODE: T-354 Acct# 133649

NOTICE OF PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on T-354, filed by Patricia Patula for the City of Gaithersburg, on

MONDAY AUGUST 19, 2002 AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests amendment of Chapter 24 of the City Code (City Zoning Ordinance), Article I, entitled "In General," §24-1 entitled, "Definitions," Article III, entitled, "Regulations Applicable to Particular Zones," §24-22, §24-24, §24-28, §24-30, §24-43, §24-56, §24-66, §24-75, §24-102, §24-111, §24-117, §24-123, §24-136, §24-151, §24-160A, and §24-160E.2, so as to redefine accessory structures and uses, eliminate certain definitions and define certain terms, as well as revise terminology and regulations of accessory uses and structures in the R-6, R-B, C-B, R-A, R-90, R-90 Cluster, RP-T, R-20, R-18, R-H, C-P, C-1, C-2, C-3, I-1, E-1, E-2, and H-M Zones, and further to amend Article IV entitled, "Supplementary Zone Regulations," §24-163 so as to amend standards and requirements as to accessory structures and garages generally.

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Patricia Patula, Planner
Planning and Code Administration 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
pp/mg 301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@ci.gaithersburg.md.us • www.ci.gaithersburg.md.us

MAYOR Sidney A. Kalz COUNCIL MEMBERS Stanley J. Alster Geraldine E. Edens Henry F. Marraffa, Jr. John B. Schlichting Ann T. Somerset CITY MANAGER David B. Humpton





CITY OF GAITHERSBURG 31 South Summit Avenue Gaithersburg, Maryland 20877 Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.

Meeting:

MAYOR & CITY COUNCIL

Application Type:

TEXT AMENDMENT

File Number:

T-354

Applicant:

PATRICIA PATULA, FOR THE MAYOR & CITY COUNCIL

Day/ Date/Time:

MONDAY, AUGUST 19, 2002 AT 7:30 P.M.

Place:

COUNCIL CHAMBERS, GAITHERSBURG CITY HALL

31 SOUTH SUMMIT AVENUE

***IMPORTANT ***

This is a proposal to amend Chapter 24 of the City Code (City Zoning Ordinance), Article I, entitled "In General," §24-1 entitled, "Definitions," Article III, entitled, "Regulations Applicable to Particular Zones," §24-22, §24-24, §24-28, §24-30, §24-43, §24-56, §24-66, §24-75, §24-102, §24-111, §24-117, §24-123, §24-136, §24-151, §24-160A, and §24-160E.2, so as to redefine accessory structures and uses, eliminate certain definitions and define certain terms, as well as revise terminology and regulations of accessory uses and structures in the R-6, R-B, C-B, R-A, R-90, R-90 Cluster, RP-T, R-20, R-18, R-H, C-P, C-1, C-2, C-3, I-1, E-1, E-2, and H-M Zones, and further to amend Article IV entitled, "Supplementary Zone Regulations," §24-163 so as to amend standards and requirements as to accessory structures and garages generally. This is the first public hearing in a series of opportunities to participate, including submission of written testimony. Contact the Planning and Code Administration staff member listed below at 301-258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

SEE REVERSE SIDE



Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime, (on demand) via the Internet and Web TV at http://www.ci.gaithersburg.md.us

CITY OF GAITHERSBURG

By: Yaturea Yatu PATRICIA PATULA, Planner

Planning and Code Administration

NOTICES SENT THIS 2nd DAY OF AUGUST, 2002 TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Stanley D. Abrams, City Attorney
Mary Beth Smith, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

T351 MIND AND BODY DAY SPA 116 MARKET STREET GAITHERSBURG MD 20878

T351
JESSA MEDICAL SUPPLY
112 MARKET STREET
GAITHERSBURG MD 20878

TGRAL SHADY GROVE VILLAGE I HOA 178 GOLD KETTLE DR GAITHERSBURG MD 20878

TGRAL WOODS @ MUDDY BRANCH HOA % BILL SNYDER 114 FOX TRAIL TER GAITHERSBURG MD 20878

TGRAL
VILLA RIDGE CONDO ASSN
% JOHN SHUMATE
416 GIRARD ST
GAITHERSBURG MD 20877

TGRAL
SENECA MEWS HOA
% ANDREA BARSI
103 TWELVE OAKS DR
GAITHERSBURG MD 20878

TGRAL QUINCE ORCHARD PARK HOA % ROBERT KNOPF 1001 G STREET NW WASHINGTON DC 20001

TGRAL
POTOMAC OAKS HOA
% PAM WILSON
780 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

TGRAL
PARK SUMMIT CONDO
% ERIC HALPIN
303 PALMSPRING DR #8
GAITHERSBURG MD 20878

TGRAL
BRIGHTON W CONDO IV
% VISTA MANAGEMENT
1131 UNIVERSITY BLVD WEST #101
SILVER SPRING MD 20902

T351
THE WINE HARVEST
114 MARKET STREET
GAITHERSBURG MD 20878

T351 SEATTLE'S BEST COFFEE 121 MARKET STREET GAITHERSBURG MD 20878

TGRAL
SHADY GROVE VILLAGE II CONDO
% MIKE LEWIS
36 COUNTY CT
GAITHERSGURG MD 20878

TGRAL
TIMBERBROOK CONDO ASSN
% MICHAEL DENNIS
137 TIMBERBROOK LN #301
GAITHERSBURG MD 20878

TGRAL
SHADY GROVE VILL CONDO ASSN
% BRUCE CLARK
22 BLUE RIBBON CT
GAITHERSBURG MD 20878

TGRAL
ROSEMONT CITIZENS ASSN
% SHERRI HENDRY
9113 ROSEMONT DRIVE
GAITHERSBURG MD 20877

TGRAL
PARK SUMMIT HOA
% ANDREW FLOOD
121 CORAL REEF TERRACE
GAITHERSBURG MD 20878

TGRAL
BENNINGTON COMMUNITY ASSN
% KITTY COSTELLO
15 GOODPORT CT
GAITHERSBURG MD 20878

TGRAL
CAROLAN COURTS CONDO
% PAUL ASSOC INC
6935 WISCONSIN AVE #400
CHEVY CHASE MD 20815

TGRAL
BRIGHTON W CONDO II
% THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 2087:

T351 LIFESTYLES FOR HAIR 113 MARKET STREET GAITHERSBURG MD 20878

T351
COLDWELL BANKER
STEVENS REALTORS
115 MARKET STREET
GAITHERSBURG MD 20878

TGRAL
VISTAS @ WASH WOODS HOA
% DAN HILTON
1033 HILLSIDE LAKE TER
GAITHERSBURG MD 20878

TGRAL
WARTHER HOMES ASSN INC
% KEITH MANLEY
115 SHARPSTEAD LN
GAITHERSBURG MD 20878

TGRAL SHADY GROVE III COMM ASSN INC % MARK HACKMAN 64 APPLESEED LN GAITHERSBURG MD 20878

TGRAL
RELDA SQUARE HOA
% BARBARA HENRY
14 GLAZEBROOK CT
GAITHERSBURG MD 20878

TGRAL
BRIGHTON EAST CONDO I
% COMMUNITY ASSN INC
PO BOX 5309
LAYTONSVILLE MD 20882

TGRAL
GATEWAY COMMONS HOA
% DEANE SHURE
130 SWARTHMORE AVE
GAITHERSBURG MD 20877

TGRAL
BRIGHTON W CONDO V
% VISTA MANAGEMENT
1131 UNIVERSITY BLDV WEST #101
SILVER SPRING MD 20902

TGRAL
AUDOBON SQUARE HOA INC
COMMUNITY ASSN INC
BOX 1130
MANTOWN MD 20875

TGRAL
BRIGHTON EAST CONDO II
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

TGRAL
AMBERFIELD HOA
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

TGRAL
WINDBROOKE CONDO ASSN
% LARRY SHEMER
938 WINDBROOKE CIR
GAITHERSBURG MD 20879

TGRAL
BRIGHTON EAST CONDO III
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

TGRAL
FIRESIDE CONDOS
% TOM MORAN
112 DUVALL LN
GAITHERSBURG MD 20877

TGRAL
DEER PARK PLACE HOA
% TOM WOLF
83 BRALAN CT
GAITHERSBURG MD 20877

TGRAL
CAROLAN COURTS CONDOS
% BETH DARNELL
3 TRENTO CT
GAITHERSBURG MD 20877

TGRAL
BRIGHTON WEST CONDO III
% SUSAN CARDENAS
872 WEST SIDE DR
GAITHERSBURG MD 20878

TGRAL
BRIGHTON EAST CONDO II
% GLADYS BILLING
418 WEST DEER PARK RD
GAITHERSBURG MD 20877

TGRAL
CEDAR VILLAGE HOA
% RAFAEL GALAN
579 SUMMIT HALL RD
GAITHERSBURG MD 20877

TGRAL
WASHINGTONIAN TOWNES HOA
% KATIE HARRISON
204 WHITCLIFF CT
GAITHERSBURG MD 20878

TGRAL
SAYBROOKE HOA
% JIM HARRIS
304 SAYBROOKE VIEW DR
GAITHERSBURG MD 20877

TGRAL
WEST RIDING CITIZENS ASSN
% JOANN SCHIMKE
734 TIFFANY CT
GAITHERSBURG MD 20878

TGRAL
BRIGHTON WEST CONDO V
% DAVID KAYSEN
1086 WEST SIDE DR
GAITHERSURG MD 20878

TGRAL
FERNSHIRE FARMS HOA
% LARRY SEEGER
1015 BAYRIDGE TER
GAITHERSBURG MD 20878

TGRAL
COPPERFIELD CROSSING INC
% DIANE JACOBSON
102 BOOTH ST #28
GAITHERSBURG MD 20878

TGRAL
GREENS OF WARTHER CONDOS
% RUTH JORDAN
156 BARNESVILLE CT
GAITHERSBURG MD 20878

TGRAL
BRIGHTON WEST CONDO I
% MEREDITH WORTHINGTON
668 WEST SIDE DR
GAITHERSBURG MD 20878

TGRAL
BRIGHTON EAST CONDO I
% NAN KING
514 W DEER PARK ROAD
GAITHERSBURG MD 20877

TGRAL LONGDRAFT ESTATES HOA % HOWARD HOCHMAN 438 BOSTWICK LN GAITHERSBURG MD 20878 TGRAL
CEDAR VILLAGE
% MTM MANAGEMENT ASSOC
PO BOX 506
DAMASCUS MD 20872

TGRAL WOODLAND HILLS HOA % ANN WALSH 104 KESTREL CT GAITHERSBURG MD 20879

TGRAL
WASHINGTONIAN WOODS
% CMC
PO BOX 10821
CHANTILLY VA 20153

TGRAL
HIDDEN ORCHARDS HOA
% DAVID STUDLEY
716 BEACON HILL TER
GAITHERSBURG MD 20878

TGRAL
DIAMOND FARM HOMES CORP
% LARRY LUCAS
67 LONGSMEADOW DR
GAITHERSBURG MD 20878

TGRAL SHADY GROVE VILLAGE CONDO % PAUL ASSOC INC 6935 WISCONSIN AVE #400 CHEVY CHASE MD 20815

TGRAL
BRIGHTON WEST CONDO IV
% JIMMY PENNYWELL
1018 WEST SIDE DR
GAITEHRSBURG MD 20878

TGRAL
BRIGHTON EAST CONDO III
% GEORGE WILLIAMS
224 WEST DEER PARK RD
GAITHERSBURG MD 20877

TGRAL
BENNINGTON COMMUNITY ASSN
% WANDA HARICH
28E DARBY CT
GAITHERSBURG MD 20878

TGRAL
ORCHARDS HOA
% ANDREW SMITH
34 ORCHARD DR
GAITHERSBURG MD 20878

TGRAL
ORCHARD HILLS HOA
% BRIAN WEIBLINGER
147 APPLE BLOSSOM WAY
GAITHERSBURG MD 20878

TGRAL
NEWPORT ESTATES SECTION III
% SUSAN VELASQUEZ
16 NINA CT
GAITHERSBURG MD 20877

TGRAL
MONTGOMERY MEADOWS HOA
% PRADEED GHOSH
1269 KNOLL MIST LN
GAITHERSBURG MD 20879

TGRAL
LAKELANDS
% CMC
PO BOX 10821
CHANTILLY VA 20153

TGRAL
KENTLANDS RIDGE CONDO INC
% CHARLES PAQUETTE
134 KENDRICK PL
GAITHERSBURG MD 20878

TGRAL
NEWPORT ESTATES SECTION I
% RON HECKMAN
8 MICHAEL CT
GAITHERSBURG MD 20877

TGRAL
NEWPORT ESTATES SEC II
% THE MGMT GRP ASSOC
ONE BANK ST #301
GAITHERSBURG MD 20878

TGRAL
ORCHARD GLEN HOA
% RUPERT LERAY
120 LONGPOINT WAY
GAITHERSBURG MD 20878

TGRAL
HYDE PARK PH 1 HOA
% DICK JONES
411 CHRISTOPHER AVE #13
GAITHERSBURG MD 20879

TGRAL
QUINCE ORCHARD PARK HOA
% COMMUNITY MANAGMT CORP
12701 FIAR LAKES CIR #400
CHANTILLY VA 20153

TGRAL
OLD CARRIAGE HILL HOA
% MRS JO TERRELL
932 WILD FOREST DR
GAITHERSBURG MD 20879

TGRAL
NEWPORT ESTATES SECTION II
% SHELBY COMPTON
60 STATE CT
GAITHERSBURG MD 20877

TGRAL
ORCHARD PLACE HOA
% MARY ANN SULLIVAN
7 NAPA VALLEY RD
GAITHERSBURG MD 20878

TGRAL LAKEFOREST GLEN HOA % TOM LONG 1304 TRAVIS VIEW CT GAITHERSBURG MD 20879

TGRAL
KENTLANDS CITIZENS ASSEMBLY
% TONY RHOUHANI
PO BOX 10821
CHANTILLY VA 20153

TGRAL
BRIGHTON WEST CONDO III
% FALLER MANAGEMENT
5307 RANDOLPH RD
ROCKVILLE MD 20852

TGRAL
LILAC GARDENS HOA
% SITE MANGMT GRP INC
9320 ANNAPOLIS RD
LANHAM MD 20706

TGRAL
GATEWAY PARK @ WASH CTR
% COMSOURCE MGMT INC
8720 GEORGIA AVE #600
SILVER SPRING MD 20910

TGRAL
BRIGHTON WEST CONDO I
% FALLER MANAGEMENT
5307 RANDOLPH RD
ROCKVILLE MD 20852

TGRAL
VILLAGE OVERLOOK COMM ASSN
% DICK JONES
411 CHRISTOPHER AVE #13
GAITHERSBURG MD 20879

TGRAL NO. 8 RUSSELL AVE HOA % NIMAL GUNATILLEKE 8 RUSSELL AVE #405 GAITHERSBURG MD 20877

TGRAL
FOXWOOD HOA
% ARLENE BLAYLOCK
102 MIDDLEPOINT CT
GAITHERSBURG MD 20877

TGRAL LILAC GARDENS HOA % KR SHAH 2 WINESAP CT GAITHERSBURG MD 20878

TGRAL
KENTLANDS VIEW CONDO INC
% CAROL WALDROP
410 RIDGEPOINT PL #14
GAITHERSBURG MD 20878

TGRAL
COPPERFIELD CROSSING INC
% AFFILIATED PROP MANAGMT
PO BOX 8205
GAITHERSBURG MD 20898-9205

TGRAL
VILLAGE OVERLOOK IIB COMM ASSN
% ALICE RAZZANO
435 CHRISTOPHER AVE #24
GAITHERSBURG MD 20879

TGRAL
LAKELANDS HOA
% STEVE ECKERT
8120 WOODMONT AVE #3
BETHESDA MD 20814

TGRAL
BRIGHTON WEST CONDO II
% GEORGE SILVAS
824 WEST SIDE DR
GAITHERSBURG MD 20878

TGRAL
NEWPORT ESTATES SECTION III
% SUE VELASQUEZ
PO BOX 158
WASHINGTON GROVE MD 20880

TGRAL
DEER PARK PLACE HOA
% COMMUNITY ASSN INC
PO BOX 5309
LAYTONSVILLE MD 20882

TGRAL

OAKS @ WASH WOODS COMM ASSN % YALE WEISBERG 804 AMBER TREE CT #203 GAITHERSBURG MD 20878

TGRAL

LAKELANDS MRKT ST CONDO ASSN % ALISON FROMMEYER 608-B MAIN ST GAITHERSBURG MD 20878

TGRAL

COURTYARDS AT RIO CO ASSN % GREG LEACH 15708 WINNERS DR GAITHERSBURG MD 20878

TGRAL

COPPERFIELD CROSSING II % RALPH KANTROWITZ 226 KENTLANDS BLVD #301 GAITHERSBURG MD 20878

TGRAL

HYDE PARK PH IIB % COMSOURCE MNGMT INC 8720 GEORGIA AVE #600 SILVER SPRING MD 20910

TGRAL

HYDE PARK PHIIB HOA % ALICE RAZANO 435 CHRISTOPHER AVE #24 GAITHERSBURG MD 20879

TGRAL

KENTLANDS VIEW CONDO INC % MAIN ST PROP MANGMT 101 CHESTNUT ST #210 GAITHERSBURG MD 20877

TGRAL

ORCHARD HOA % THE MANAGEMENT GROUP ONE BANK ST #301 GAITHERSBURG MD 20878

TGRAL

POTOMAC OAKS HOA % CMI 780 QUINCE ORCHARD BLVD GAITHERSBURG MD 20878

TGRAL

KENTLANDS RIDGE CONDO INC % CMC 485 TSCHIFFELY SQUARE RD GAITHERSBURG MD 20878 TGRAL

DORSEY ESTATES HOA % LYNNE MCARTHUR 11527 SULLNICK WAY GAITHERSBURG MD 20878

TGRAL

LAKELANDS MAIN ST CONDO ASSN % RICH BRANCATO 647-A MAIN ST GAITHERSBURG MD 20878

TGRAL

SHADY GROVE VILL COMM CO CORP % TOM CREAMER 160 GOLD KETTLE DRIVE GAITHERSBURG MD 20878

TGRAL

WASH WOODS COMM ASSN % LUKE BRAMI 101 CANFIELD HILL DR GAITHERSBURG MD 20878

TGRAL

HYDE PARK PH IIA % COMSOURCE MNGMT INC 8720 GEORGIA AVE #600 SILVER SPRING MD 20910

TGRAL

HYDE PARK PH IIA HOA % AL PASCHAL 423 CHRISTOPHER AVE #34 GAITHERSBURG MD 20879

TGRAL

VILLAGE OVERLOOK IIA COMM ASSN % AL PASCHAL 423 CHRISTOPHER AVE #34 GAITHERSBURG MD 20879

GRAL

NO. 8 RUSSELL AVE HOA % DELBE REAL ESTATE 5185 MACARTHUR BLVD NW #115 WASHINGTON DC 20016

TGRAI

MONTGOMERY MEADOWS HOA % VANGUARD MANAGEMENT ASSOC PO BOX 39 GERMANTOWN MD 20875

TGRAL

KENTLANDS CITIZENS ASSN % CMC 485 TSCHIFFELY SQUARE RD GAITHERSBURG MD 20878 **TGRAL**

BRIGHTON WEST CONDO I % CATHY BUTLER 698 WEST SIDE DRIVE GAITHERSBURG MD 20878

TGRAL.

CROSS GREEN CONDO ASSN % WADE HUFF 332B CROSS GREEN STREET GAITHERSBURG MD 20878

TGRAL

GATEWAY PARK @ WASH CTR % WANDA WARSHAW 9730 WASHINGTONIAN BLVD GAITHERSBURG MD 20878

TGRAL

KENTLANDS CITIZENS ASSEMBLY % RICHARD ARKIN 121 SELBY ST GAITHERSBURG MD 20878

TGRAL

HYDE PARK PH I
% COMSOURCE MNGMT INC
8720 GEORGIA AVE #600
SILVER SPRING MD 20910

TGRAL

COPPERFIELD CROSSING II % ZALCO REALTY INC 8701 GEORGIA AVE #300 SILVER SPRING MD 20910

TGRAL

PARK SUMMIT CONDO % VANGUARD MANGMT ASSOC PO BOX 39 GERMANTOWN MD 20875

TGRAL

NEWPORT ESTATES SEC III
% THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

TGRAL

AUDUBON HOA
% MELISSA MATHEWS
420 CAROUSEL CT
GAITHERSBURG MD 20877

TGRAL.

GREENS OF WARTHER HOA % ABARIS REALTY 12009 NEBEL ST ROCKVILLE MD 20852 TGRAL
GATEWAY COMMONS HOA
% THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

TGRAL
NEWPORT ESTATES SEC I
% CFM MGMT SVCS
451 HUNGERFORD DR#608
ROCKVILLE MD 20850

TGRAL
ORCHARDS HOA
% LEO BROOKS
37 ORCHARD DR
GAITHERSBURG MD 20878

TGRAL
WINDBROOK CONDO ASSN
% VANGUARD MANGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

TGRAL
TIMBERBROOK CONDO ASSN
% CMI - LINDA WILLMAN
16 EXECUTIVE PARK CT
GERMANTOWN MD 20874

TGRAL
SHADY GROVE VILLAGE II
% MACDONALD MANGMT
7600-G LINDBERGH DR
GAITHERSBURG MD 20879

TGRAL
WARTHER HOA
% THE MANAGMT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

TXZGRAL
MARYLAND MUNICIPAL LEAGUE
1212 WEST STREET
ANNAPOLIS MD 21401

TXZGRAL
PRESIDENT
CHAMBER OF COMMERCE
4 PROFESSIONAL DR #132
GAITHERSBURG MD 20879-3426

TGRAL
FOXWOOD HOA
% MTM MANGEMENT ASSOC
PO BOX 506
DAMASCUS MD 20872

TGRAL
VILLA RIDGE CONDO
% JUDY JOHNSON
414 GIRARD ST
GAITHERSBURG MD 20877

TGRAL
ORCHARDS HOA
% STEVE ERICSON
61 TIMBER ROCK RD
GAITHERSBURG MD 20878

TGRAL
PARK SUMMIT HOA
% VANGUARD MANGMENT ASSOC
PO BOX 39
GERMANTOWN MD 20875

TGRAL
THE WOODS @ MUDDY BRANCH
% MTM MANAGEMENT ASSOC
26221 RIDGE ROAD P.O. BOX 506
DAMASCUS MD 20872

TGRAL
SHADY GROVE VILLAGE I
% MTM MANGMT ASSOC
PO BOX 506
DAMASCUS MD 20872

TXZGRAL
REGIONAL PLANNER
MD DEPT OF PLANNING
301 W PRESTON ST
BALTIMORE MD 21201-2305

TXZGRAL
SUE EDWARDS
M-NCPP
8787 GEORGIA AVE
SILVER SPRING MD 20910

TXZGRAL
JANIS YARDE
GGCC
4 PROFESSIONAL DR STE 132
GAITHERSBURG MD 20879

TGRAL
FERNSHIRE FARMS HOA
% VANGUARD MANAGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

TGRAL LAKEFOREST GLEN HOA % GAFFIGAN MGT INC 14904 NEW HAMPSHIRE AVE SILVER SPRING MD 20905

TGRAL
WOODLAND HILLS HOA
% THE MANAGEMENT GROUP
ONE BANK ST 3301
GAITHERSBURG MD 20879-1504

TGRAL
WASHINGTONIAN TOWNES HOA
% ABARIS REALTY
12009 NEBEL ST
ROCKVILLE MD 20852

TGRAL
VISTAS @ WASH WOODS
% SIMMONS MANGMT GROUP
8911 60TH AVE, 2ND FLOOR
COLLEGE PARK MD 20740

TGRAL
SHADY GROVE III COM ASSN
% ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

TXZGRAL
NELLIE MASKAL
M-NCPP
8787 GEORGIA AVE
SILVER SPRING MD 20910

TXZGRAL
GOV'MENT ACTIVITIES DEPT
GRTR CAPITAL AREA REALTRS ASSN
1355 PICCARD DR
ROCKVILLE MD 20849-7060

T351
JOANNE'S BED AND BACK
640 CENTER POINT WAY
GAITHERSBURG MD 20878

T351 MOBY DICK 105 MARKET STREET GAITHERSBURG MD 20878 T351 BALLY'S TOTAL FITNESS 188 KENTLANDS BLVD GAITHERSBURG MD 20878

T351 BARBECUES GALORE 178 KENTLANDS BLVD GAITHERSBURG MD 20878 T351 MICHAELS 821 CENTER POINT WAY GAITHERSBURG MD 20878 T351 DRESS BARN 801 CENTER POINT WAY GAITHERSBURG MD 20878

T351 COLONIAL OPTICIANS 718 CENTER POINT WAY GAITHERSBURG MD 20878 T351 TANDOORI NIGHTS 106 MARKET STREET GAITHERSBURG MD 20878 T351 STAR DINER 705 CENTER POINT WAY GAITHERSBURG MD 20878

T351
PARKWOOD HOMES
2 ACCORD COURT
POTOMAC MD 20854

T351 RUDY'S DAWG HOUSE 639 CENTER POINT WAY GAITHERSBURG MD 20878

T351 KENTLANDS STADIUM 8 THEATRES 629 CENTER POINT WAY GAITHERSBURG MD 20878

T351
THE CONE ZONE
625 CENTER POINT WAY
GAITHERSBURG MD 20878

T351
POTOMAC PIZZA
625 CENTER POINT WAY
GAITHERSBURG MD 20878

T351 TASTE OF HONG KONG 621 CENTER POINT WAY GAITHERSBURG MD 20878

T351 BEATTY CO 6824 ELM ST #200 MCCLEAN VA 22101

T351 COLOR ME MINE 120 MARKET STREET GAITHERSBURG MD 20878 T351 HA KU BA 706 CENTER POINT WAY GAITHERSBURG MD 20878

T351 KENTLANDS FLOWERS AND BOWS 206 MARKET STREET EAST GAITHERSBURG MD 20878 T351 NETLAND INTERNET CAFÉ 217 MARKET STREET GAITHERSBURG MD 20878 T351
DR KARL LEE
FAMILY DENTISTRY
211 MARKET STREET WEST
GAITHERSBURG MD 20878

T351
PERSIANO GALLERY
201 MARKET STREET WEST
GAITHERSBURG MD 20878

T351 NEXT DAY BLINDS 107 MARKET STREET GAITEHRSBURG MD 20878 T351 DAVIKO GEMS 109-B MARKET STREET GAITHERSBURG MD 20878

T351 MAIN STREET HOMES 215 MARKET STREET WEST GAITHERSBURG MD 20878

T351 DRY CLEAN STATION 204 MARKET STREET EAST GAITHERSBURG MD 20878 T351 MOD DÉCOR GALLERY 122 MARKET STREET GAITHERSBURG MD 20878

T351 ORECK 110 MARKET STREET GAITHERSBURG MD 20878 T351 BON BON BAKERY 119 MARKET STREET GAITHERSBURG MD 20878

T351 SYMBIOSIS WIRELESS 118 MARKET STREET GAITHERSBURG MD 20878

Hospitals, nursing and care homes, medical and dental clinics

Medical practitioner's office for use of other than a resident of the building

structures, excluding radio and Public utility buildings and major structur-television broadcasting stations and towers

Swimming pool, community

Temporary structure including a wayside stand for sale of agricultural products grown on the premises

7.2 Area requirements

7.21 Lot area, net

(9,000) square feet, except that any record lot having a net area less than required by this Section and corresponding in location, area and dimensions to a lot recorded on a plat or deed filed among the land records of Montgomery County prior to the enactment of this Ordinance may be used for a one-family detached dwelling; and provided further that in any subdivision of land containing ten (10) or more lots, the lots may averbuildings, shall be located on a lot having a net area of at least nine thousand age nine thousand (9,000) square feet in area but not more than twenty percent (20%) of the total shall be less than nine thousand (9,000) square feet Each main building hereafter erected, together with its accessory and none shall be less than seventy-five hundred (7,500) square feet.

t coverage, percentage of

PENGAD-Bayonne, H. J.

more than thirty percent (30%) of the net lot area may be by buildings including accessory buildings.

ard, front

1 lot, to provide for a front yard, shall have a front building ecordance with the provisions of Section 6.231. For each additional lepth over the thirty (30) foot minimum required for a front yard depth of the lot shall be increased by one (1) foot. 8-19-02

7.232 Yard, side

Each lot shall have two (2) side yards having a total width of at least twenty-five (25) feet and neither side yard shall be less than ten (10) feet in width. A corner lot shall have a side building line along the side street to provide for a side yard in accordance with the provisions of Section 6.232, except that on an interior side yard the minimum width may be ten (10) feet. For each additional foot of width required for a side yard in the street side of the lot the total width of the lot shall be increased by one (1) foot.

7.233 Yard, rear

Each lot shall have a rear yard at least twenty-five (25) feet in depth.

7.234 Yards, accessory buildings

Accessory buildings shall be located only in a rear yard and shall occupy not more than twenty-five percent (25%) thereof. Such building shall be not less than two (2) feet from a rear or side lot line except in the case of a corner lot the rear line of which abuts a side line of a lot in a Residential Zone the provisions of Section 6.234 shall apply.

7.3 Lot frontage, minimum

7.31 At front building line

Each lot shall have a width of at least seventy-five (75) feet along the front building line except that a record lot having a width of less feet and corresponding in location, area and dimensions to a lot recorded on a plat or deed in the files of the land records of Montgomery County prior to the enactment of this Ordinance may have a width of not less than fifty (50) feet at the front building line. than seventy-five (75)

7.32 At front street line

Each lot shall have a width of at least twenty-five (25) feet at the front lot line or proposed front street line if one has been established on

7.4 Building height limit

stories or thirty-five (35) feet, except that the height may be extended to three (3) stories but not over forty (40) feet if each side yard is increased one-half (14) foot for each additional foot of height. Accessory buildings shall be limited to two (2) stories but not over twenty-five (25) feet. The height of a main building shall not exceed two and one-half (21/2)

SECTION 8-R-20 Zone, Multiple-family Residential

8.0 The following regulations shall apply in all R-20 Zones:

8.1 Uses permitted

No building, structure or land shall be used and no building or structure shall hereafter be erected, structurally altered, enlarged or maintained except for one or more of the following uses: All of the uses permitted in Section 7.1 subject to the provisions thereof and uses may include in a multiple-family or multiple-group dwelling a building or portion of a main building for business office purposes incidental only to the rental, operation, service and maintenance of and the following modifications and additions; Accessory buildings

Multiple-family and multiple-group dwellings

8.11 The following uses as Special Exceptions in accordance with the provisions of Section 16:

All of the uses permitted in Section 7.11 and

Apartment hotels

Boarding and rooming houses

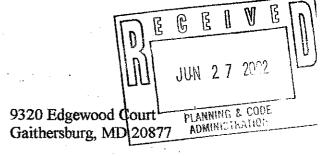
Fraternity and sorority houses

8.2 Area requirements

8.21 Lot area net

Each main building hereafter erected, together with its accessory buildings shall be located on a lot having a net area of at least fifteen thousand (15,000) square feet except that a record lot or adjoining record lots having a total net area less than fifteen thousand (15,000) square feet and corre-

Excerpt from Loning Grainance, Town of Coathersburg, Haryland Oct. 14,1958



June 25, 2002

Ms. Pat Patula, City Planner 31 South Summit Avenue Gaithersburg, MD 20877

Subject: Proposed Ordinance Ancillary Building, Residential

Dear Ms. Patula:

Specifications that should be included in the appropriate sections of the Ordinance are as follows:

Footprint of ancillary building shall not be more than 25% of the lot at the rear of residence.

If the footprint of ancillary building is less than 120 sq. ft., it shall be located in the rear of the residence and not less than 3 feet from lot line.

If the footprint of ancillary building is larger than 100 sq. ft., it shall be located not less than 10 feet from lot line.

The footprint of ancillary building shall not exceed 50% of the residence footprint.

The ancillary building shall not exceed 1 and ½ story, and located not less than 10 feet from lot line. (Definition of ½ story should be stated in the ordinance.)

Usage of the ancillary building for commercial use shall be prohibited.

Usage of the ancillary building as a garage for the storage of commercial vehicles shall be prohibited.

Usage of the ½ story as a residence shall be limited to living area for one family. The family member shall be a brother, or sister, or mother, or father, of the owners of the primary residence on the lot. Any other use of the ½ story shall be prohibited.

From the rear footprint line of the residence, 75% of the lot, excluding the area of the footprint of the ancillary building, shall be landscaping or lawn or a combination of both including patio area. (An area limit might be specified for the patio, because it will limit the amount of paving between the residence and ancillary building.)



Other specifications that might be considered are:

The driveway of a residence paved, or unpaved, shall not exceed 25% of the lot area in front of the front line footprint of residence. The 75% of the area shall be utilized for lawn and landscaping.

The driveway of a residence shall not be utilized for the storage of vehicles as collectables. The driveway of the residence shall not be used for commercial use; e.g., maintenance, modification, repair, customizing, painting etc. of vehicles that are not owned by the owner of the residence. Utilizing the lawn as a driveway shall be prohibited. Vehicles shall be owned by family members that live at the residence and are used for commuting to and from their place of employment.

Where does one park a RV, or a RV trailer? RV's should not be permitted to be stored in driveways or on residential property. What about the storage of boats on trailers in the driveway or else where on the residential property?

Sincerely,

Linus L. Klitsch

Rosemont Citizens Association

Cc: David Humpton, City Manager, Gaithersburg

Text Amendment T-354

Accessory Structures and Uses





Existing in Sec. 24-163

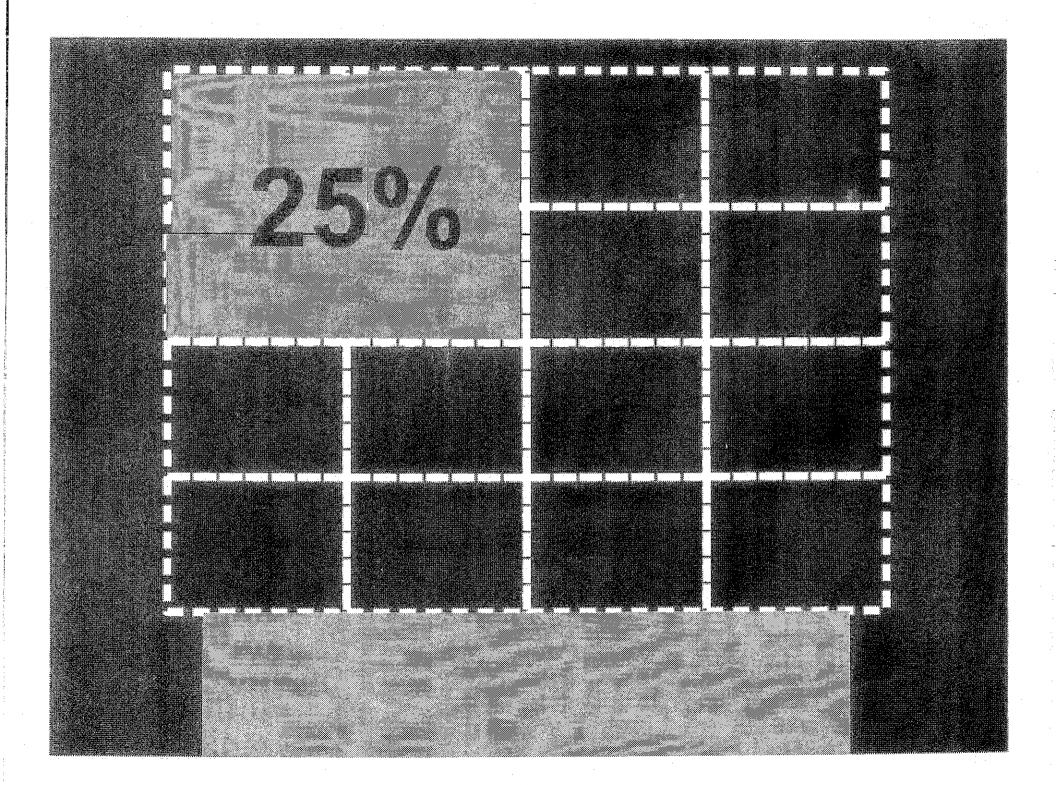
10 ft

More than

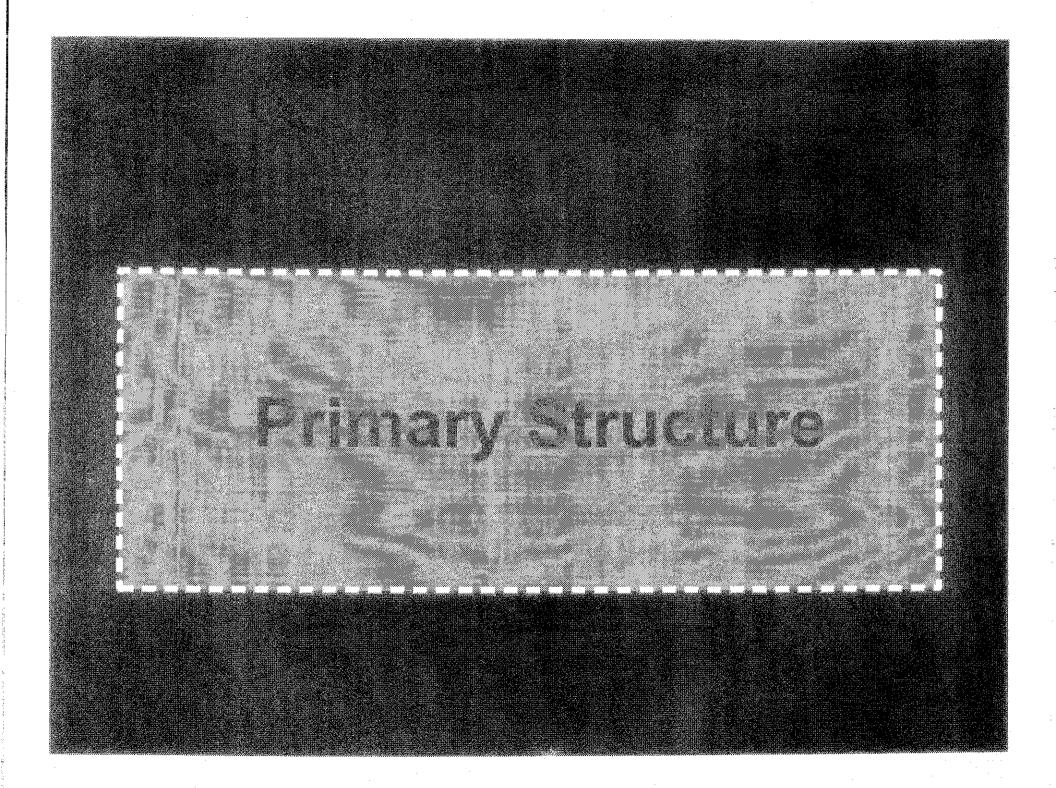
Exception:

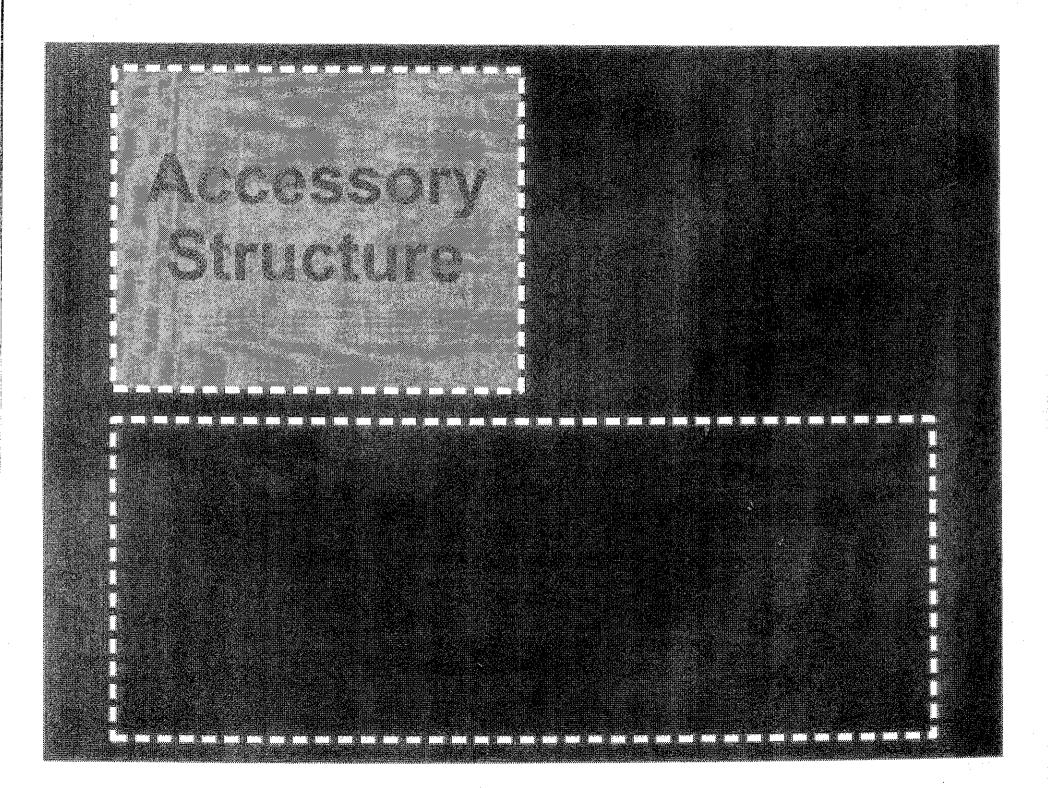
- Townhouse Zones -
 - -48 sq ft limit
 - -Rear yard only
 - -No setbacks

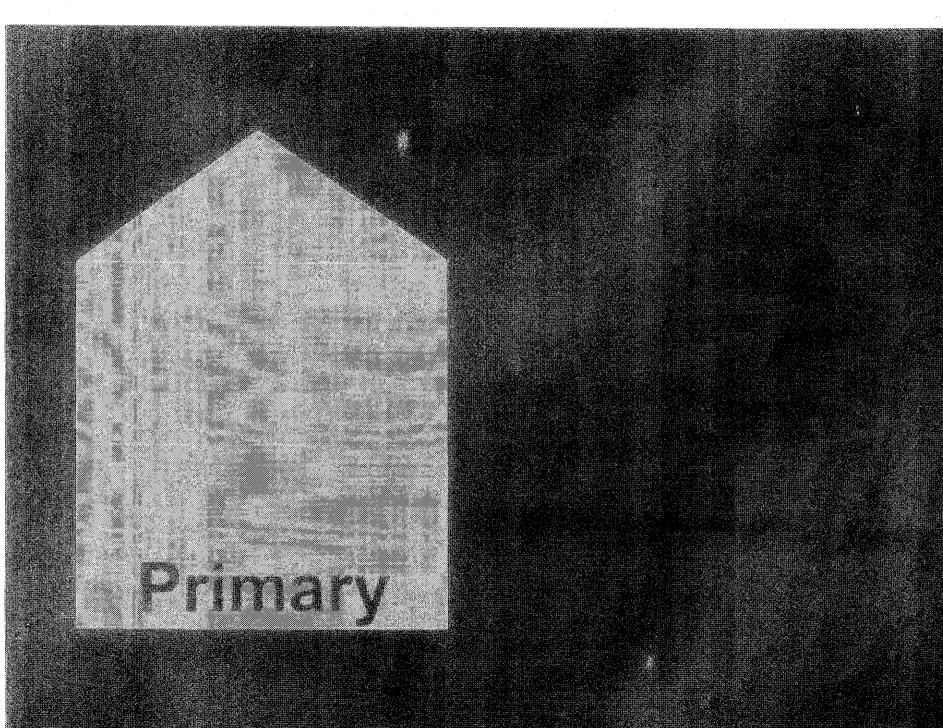
Primary Structure



Newly Added to Sec. 24-163







15550165

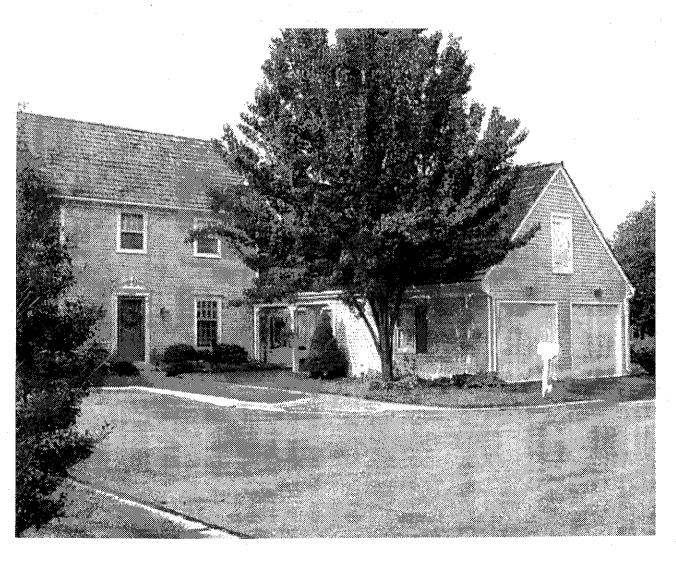
Accessory

Garages

- Detached as accessory structures
 - Listed separately in ordinance



Saybrooke



Older Lot Exceptions

- Lots created prior to Oct. 14th 1958
- Garages not less than 2 ft from property line
- *If consistent with rest of neighborhood

